



GRASSROOTS
REALTY GROUP

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**209 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2214354



\$240,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,517 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	RMH-2
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: Sheds

Step into this beautifully maintained 4-bedroom, 2-bathroom mobile home, lovingly cared for by its original owners. This home offers comfort, space, and convenience. With an open-concept layout, and features a bright and airy living area that flows seamlessly into the kitchen and dining space – perfect for everyday living or entertaining guests. The spacious kitchen includes ample cabinetry and counter space, making meal prep a breeze. The primary bedroom boasts a private en-suite bathroom, while the additional 3 bedrooms share a second full bath. Outside, enjoy the extended driveway that provides plenty of parking space for multiple vehicles, a deck and two sheds one 8X10 and 8X7.5! Updated features include a new belly bag in 2017 and chimney replaced 2022 Don't miss this opportunity – schedule your tour today!